

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

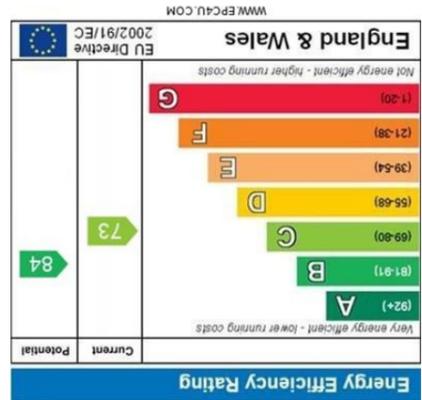
Total area: approx. 1590.1 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED
- OPEN PLAN KITCHEN DINER
- ORANGERY
- LANDSCAPED REAR GARDEN
- SPACIOUS LOUNGE
- OFFICE

Lindisfarne, Glasgote, Tamworth, B77 2QW

£400,000

## Property Description

Presenting this immaculate detached property, now available for sale. This exceptional residence boasts two splendid reception rooms, a modern open-plan kitchen, four generous bedrooms, and two luxurious bathrooms.

The property is replete with unique features that add a touch of elegance and comfort. The reception rooms are distinguished by a charming fireplace in one and large windows offering a serene garden view in the other. The second reception room also provides direct access to the garden, extending the living space outdoors.

The kitchen is a modern haven for any culinary enthusiast, complete with a kitchen island, state-of-the-art appliances, built-in pantries, and sleek granite countertops. The space is flooded with natural light and includes a dedicated dining area, making it a perfect spot for entertaining or enjoying family meals.

The first bedroom is a delightful double room with an en-suite bathroom and built-in double wardrobes. The second and third bedrooms are also double and offer spacious built-in double wardrobes. The fourth bedroom, though smaller, is a functional space with built-in double wardrobes. The large main bathroom is equipped with a refreshing rain shower to provide a spa-like experience at home.

Outside, the property features a large driveway, a garage, and an office space, providing ample room for parking and work-from-home needs. The location is unbeatable, with public transport links, schools, local amenities, parks, walking and cycling routes all nearby, making this property ideal for families and couples.

This property is a unique offering, combining a tranquil setting with modern convenience. Don't miss the opportunity to make this your new home.

A stunning detached property with elegant features, modern kitchen, four spacious bedrooms, luxurious bathrooms, ample parking, and convenient location for families and couples.

Approach via tarmac driveway with front door into:-

**HALLWAY** 15' 6" x 6' 2" (4.72m x 1.88m) With pull out under stairs storage, door leading to open plan kitchen diner.

**GUEST WC** Having low level wc and wash hand basin with tiled flooring and stainless steel towel rail.

**KITCHEN DINER** 25' 9" x 9' 7" (7.85m x 2.92m) Having feature radiator, open plan to dining with LVT flooring, a range of modern wall and base units with granite work surfaces, two ovens, dishwasher space, Franke sink with mixer tap, under stairs storage cupboard, double glazed window to rear, space for fridge/freezer, space for wine cooler, breakfast bar area, bi-folding door leading to the orangery and door leading to the office.

**ORANGERY** 13' 6" x 15' 5" max (4.11m x 4.7m) Double doors leading to the garden, double glazed windows to rear, skylight to ceiling, spotlighting, tiled flooring, two electric central heating radiators and bi-fold door leading to kitchen diner.

**OFFICE** 6' 5" x 7' 7" (1.96m x 2.31m) Originally part of the garage, with plumbing for washing machine, door leading to storage, double glazed window to side.

**GARAGE** 11' x 7' 10" (3.35m x 2.39m) With double doors leading to the front, with power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**LOUNGE** 10' 5" x 17' 9" (3.18m x 5.41m) With gas feature fireplace, double glazed bay window to the front, central heating radiator.

**FIRST FLOOR LANDING** Having airing cupboard and storage cupboard.

**BATHROOM** 13' 2" x 6' 8" (4.01m x 2.03m) Having two double glazed windows to rear, stainless steel towel rail, jacuzzi bath, ceramic tiling to the walls, pedestal wash hand basin, tiled flooring, separate double walk-in shower with glazed screen and mixer shower, low level wc, spotlighting.

**BEDROOM TWO** 7' 11" x 15' 11" (2.41m x 4.85m) With double glazed window to front, fitted wardrobes, pull down ladder which leads to loft space with power and lighting, currently being used as a den.

**BEDROOM THREE** 10' x 9' 9" (3.05m x 2.97m) With double glazed window to rear, central heating radiator and fitted wardrobes.

**BEDROOM ONE** 12' 3" x 11' (3.73m x 0.3m) With double glazed window to front, central heating radiator.

**EN SUITE** With low level wc, double glazed window to side, wash hand basin, tiled walls, walk-in shower with mixer shower.

**BEDROOM FOUR** 8' 10" x 6' 10" (2.69m x 2.08m) Currently being used as a dressing room, accessed from bedroom one but can easily be converted back to being accessed via the landing. With fitted wardrobes, central heating radiator and double glazed window to the front.

**REAR GARDEN** Fully landscaped with paved patio area and lawned area.

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 168 Mbps. Highest available upload speed 23 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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